HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: November 2015

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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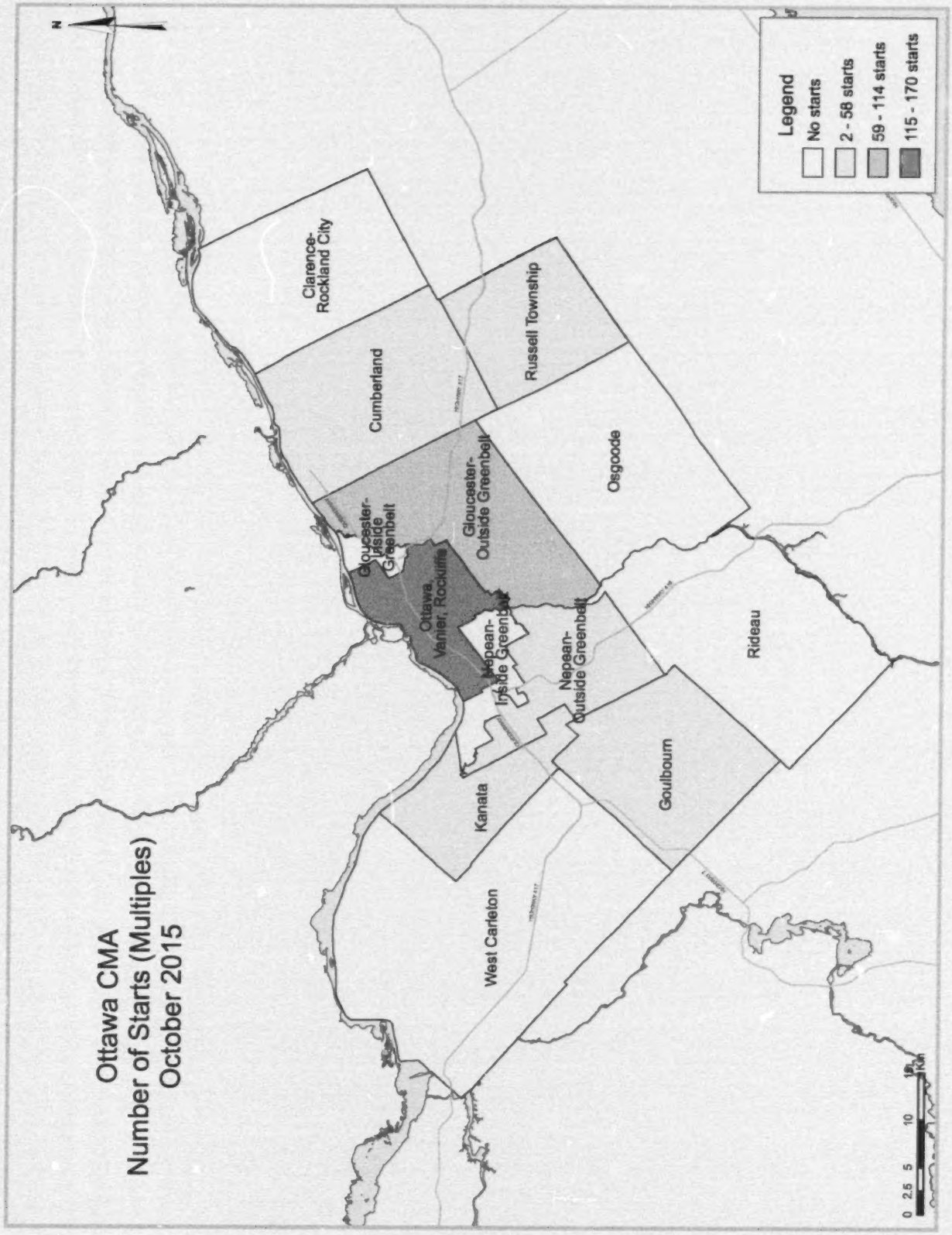
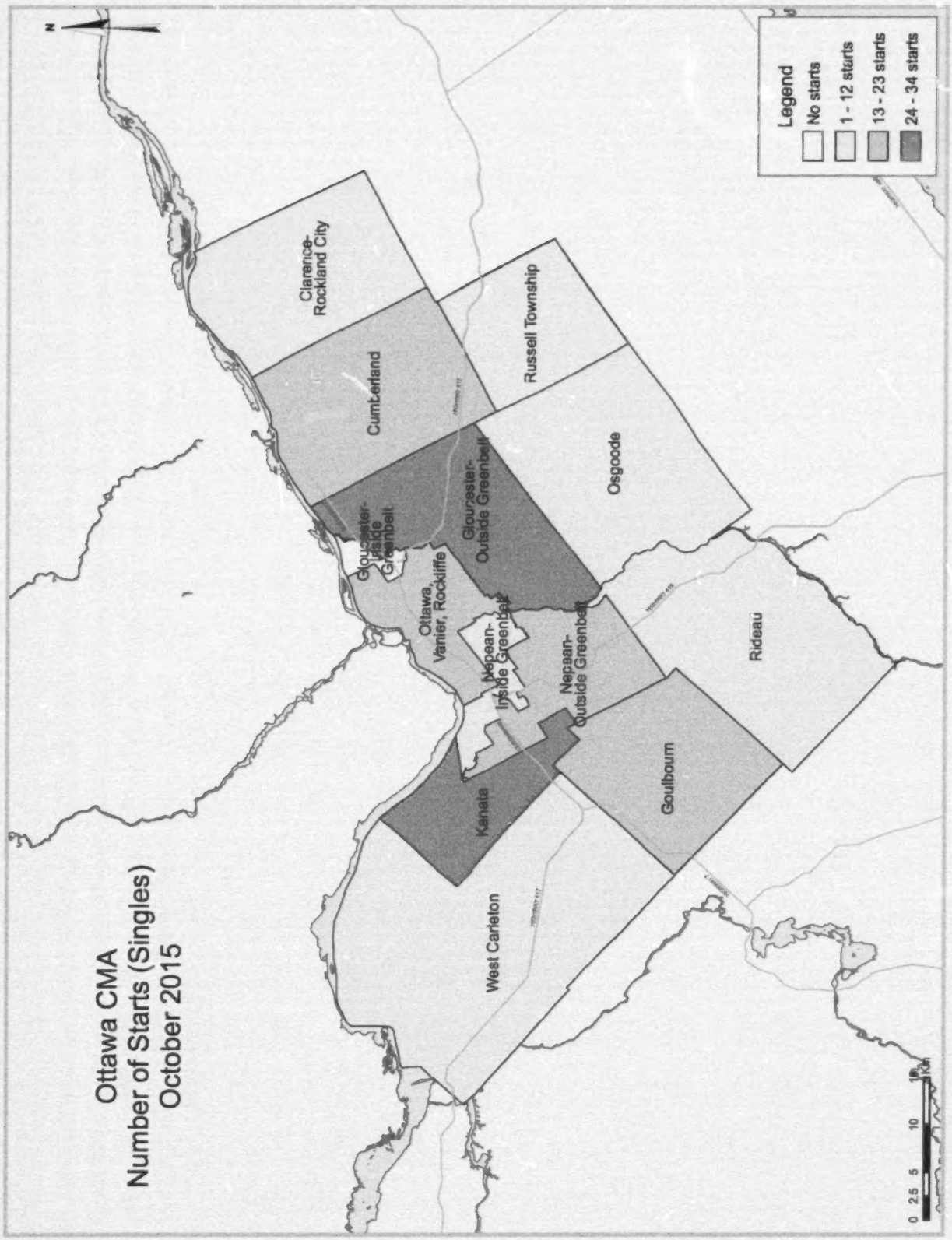
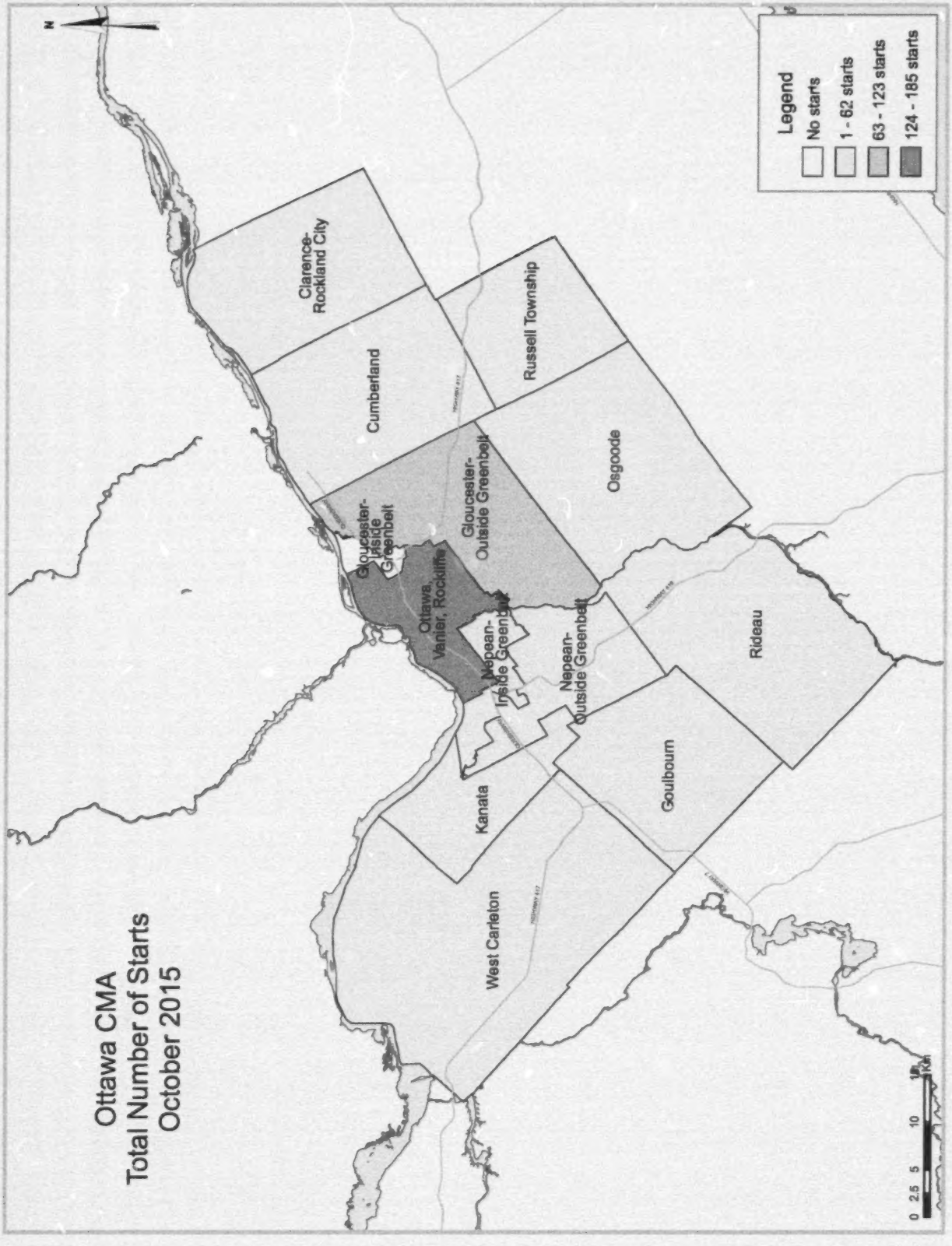
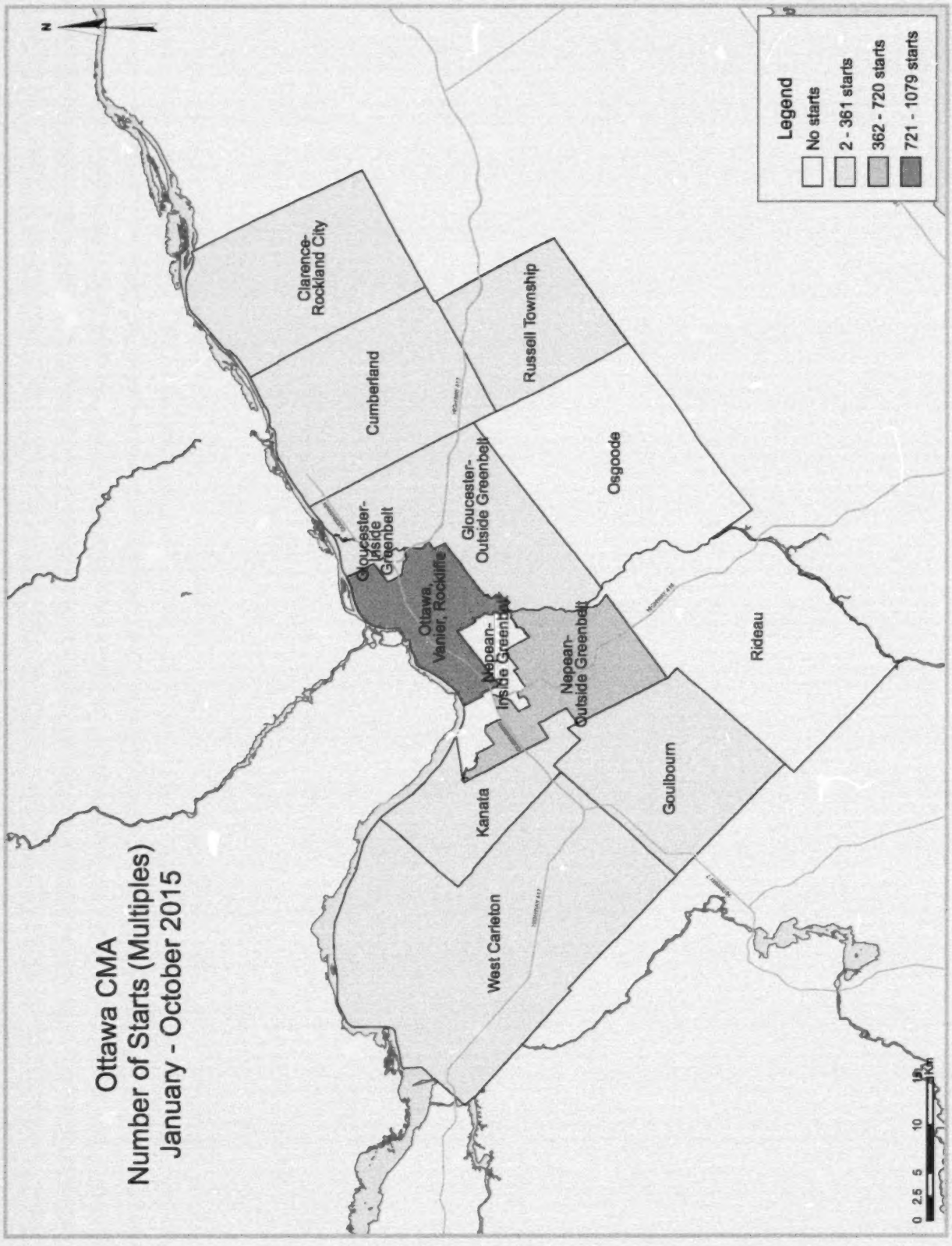
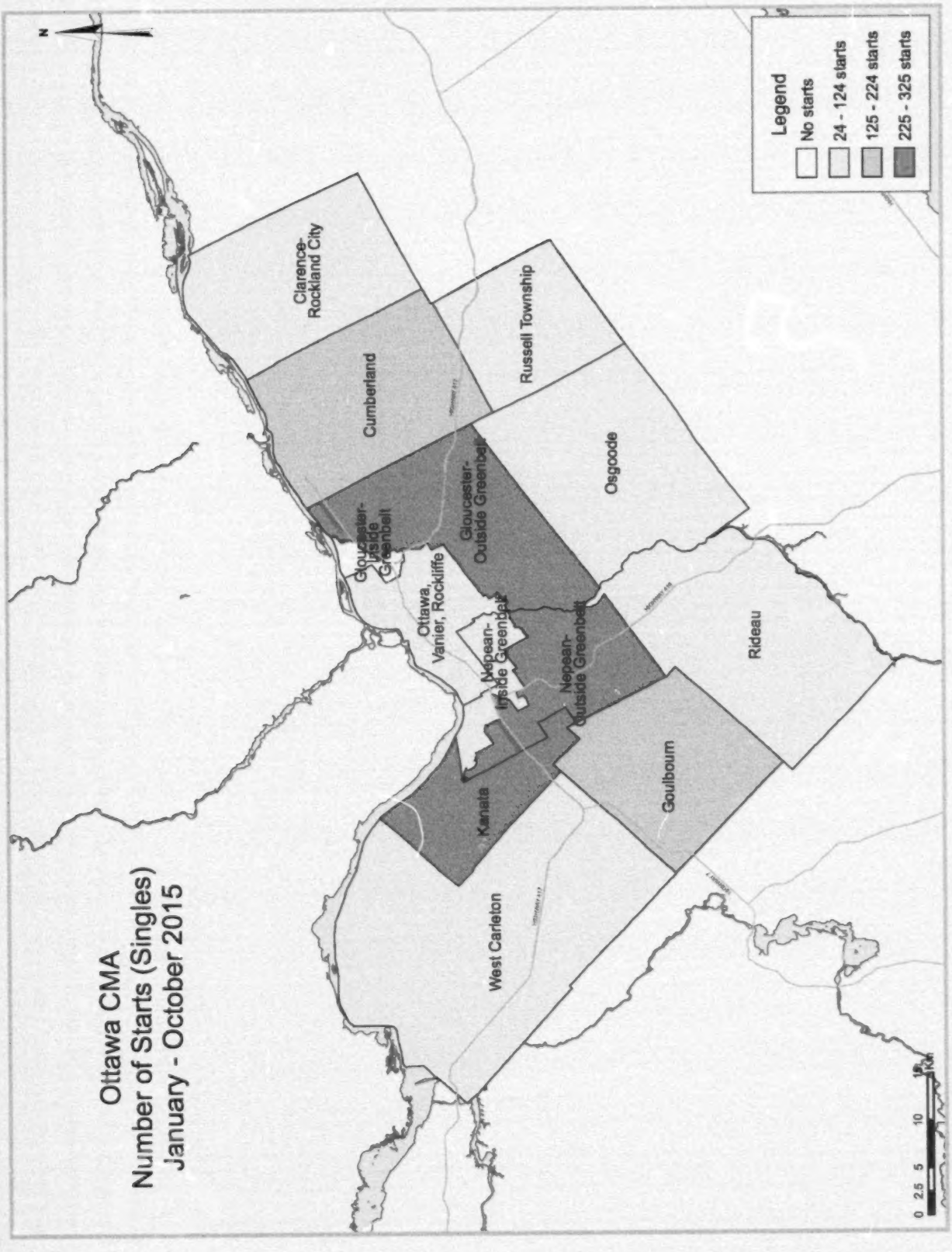
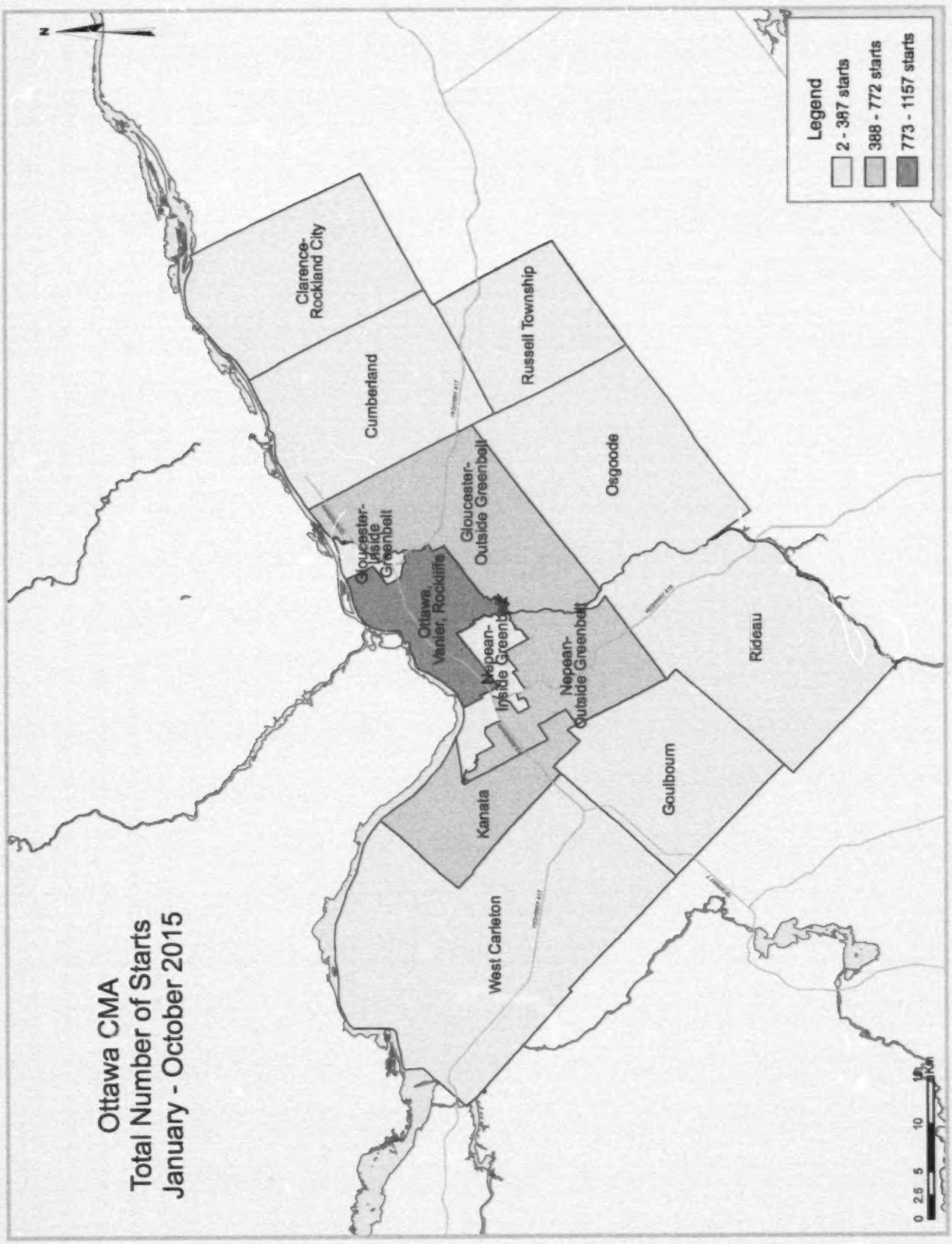

Ottawa CMA
Number of Starts (Multiples)
October 2015
Legend
No starts
2 - 58 starts
59 - 114 starts
115 - 170 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
October 2015
N
Legend
No starts
1 - 12 starts
13 - 23 starts
24 - 34 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
October 2015
Legend
No starts
1 - 62 starts
63 - 123 starts
124 - 185 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - October 2015
N
Legend
No starts
2 - 361 starts
362 - 720 starts
721 - 1079 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - October 2015
N
Legend
No starts
24 - 124 starts
125 - 224 starts
225 - 325 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - October 2015
Legend
2 - 387 starts
388 - 772 starts
773 - 1157 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2015		
Ottawa CMA[1]	September2015	October 2015
Trend[2]	5,547	5,398
SAAR	5,334	4,836
	October 2014	October 2015
Actual		
October - Single-Detached	170	160
October - Multiples	394	264
October - Total	564	424
January to October - Single-Detached	1,513	1,478
January to October - Multiples	3,004	2,318
January to October - Total	4,517	3,796

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2015	160	4	95	0	0	12	8	145	424
October 2014	170	32	149	0	0	60	6	147	564
% Change	-5.9	-87.5	-36.2	n/a	n/a	-80.0	33.3	-1.4	-24.8
Year-to-date 2015	1,478	118	954	0	0	776	42	428	3,796
Year-to-date 2014	1,513	194	1,310	0	4	1,177	39	280	4,517
% Change	-2.3	-39.2	-27.2	n/a	-100.0	-34.1	7.7	52.9	-16.0
UNDER CONSTRUCTION									
October 2015	1,194	102	974	0	0	1,776	30	849	4,925
October 2014	1,118	162	1,226	0	9	3,141	33	440	6,129
% Change	6.8	-37.0	-20.6	n/a	-100.0	-43.5	-9.1	93.0	-19.6
COMPLETIONS									
October 2015	115	14	103	0	0	42	2	25	301
October 2014	167	28	144	0	0	17	0	74	430
% Change	-31.1	-50.0	-28.5	n/a	n/a	147.1	n/a	-66.2	-30.0
Year-to-date 2015	1,256	144	1,383	0	4	1,637	48	286	4,758
Year-to-date 2014	1,469	250	1,269	0	0	1,641	18	660	5,307
% Change	-14.5	-42.4	9.0	n/a	n/a	-0.2	166.7	-56.7	-10.3
COMPLETED & NOT ABSORBED									
October 2015	100	35	178	0	2	539	n/a	n/a	854
October 2014	72	33	81	0	0	254	n/a	n/a	440
% Change	38.9	6.1	119.8	n/a	n/a	112.2	n/a	n/a	94.1
ABSORBED									
October 2015	102	10	103	0	0	52	n/a	n/a	267
October 2014	160	25	138	0	0	23	n/a	n/a	346
% Change	-36.3	-60.0	-25.4	n/a	n/a	126.1	n/a	n/a	-22.8
Year-to-date 2015	1,228	134	1,281	0	5	1,471	n/a	n/a	4,119
Year-to-date 2014	1,488	285	1,235	0	0	1,649	n/a	n/a	4,657
% Change	-17.5	-53.0	3.7	n/a	n/a	-10.8	n/a	n/a	-11.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
October 2015	146	2	95	0	0	12	8	145	408
October 2014	165	30	141	0	0	60	6	147	549
Ottawa, Vanier, Rockcliffe									
October 2015	15	2	3	0	0	12	8	145	185
October 2014	10	20	3	0	0	0	2	147	182
Nepean inside greenbelt									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	1	0	0	0	0	0	2	0	3
Nepean outside greenbelt									
October 2015	13	0	11	0	0	0	0	0	24
October 2014	38	4	60	0	0	0	0	0	102
Gloucester inside greenbelt									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2015	28	0	67	0	0	0	0	0	95
October 2014	23	0	47	0	0	36	0	0	106
Kanata									
October 2015	34	0	7	0	0	0	0	0	41
October 2014	53	0	21	0	0	24	0	0	98
Cumberland									
October 2015	22	0	3	0	0	0	0	0	25
October 2014	12	2	10	0	0	0	0	0	24
Goulbourn									
October 2015	15	0	4	0	0	0	0	0	19
October 2014	5	2	0	0	0	0	2	0	9
West Carleton									
October 2015	6	0	0	0	0	0	0	0	6
October 2014	3	0	0	0	0	0	0	0	3
Rideau									
October 2015	5	0	0	0	0	0	0	0	5
October 2014	5	0	0	0	0	0	0	0	5
Osgoode									
October 2015	7	0	0	0	0	0	0	0	7
October 2014	15	2	0	0	0	0	0	0	17
Clarence-Rockland City									
October 2015	9	0	0	0	0	0	0	0	9
October 2014	3	2	8	0	0	0	0	0	13
Russell Township									
October 2015	5	2	0	0	0	0	0	0	7
October 2014	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
October 2015	160	4	95	0	0	12	8	145	424
October 2014	170	32	149	0	0	60	6	147	564

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
October 2015	1,116	86	962	0	0	1,776	30	829	4,799
October 2014	1,052	150	1,218	0	9	3,110	33	440	6,012
Ottawa, Vanier, Rockcliffe									
October 2015	73	38	39	0	0	1,212	29	553	1,944
October 2014	53	72	28	0	9	2,662	26	206	3,056
Nepean inside greenbelt									
October 2015	33	0	0	0	0	199	0	0	232
October 2014	17	0	0	0	0	139	2	0	158
Nepean outside greenbelt									
October 2015	184	36	321	0	0	138	0	0	679
October 2014	275	36	470	0	0	105	0	25	911
Gloucester inside greenbelt									
October 2015	0	2	0	0	0	0	0	0	2
October 2014	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
October 2015	167	4	190	0	0	91	0	0	452
October 2014	104	18	186	0	0	96	0	0	404
Kanata									
October 2015	284	4	315	0	0	60	0	268	931
October 2014	376	0	247	0	0	24	1	201	849
Cumberland									
October 2015	123	0	53	0	0	76	0	0	252
October 2014	59	8	94	0	0	84	0	0	245
Goulbourn									
October 2015	146	0	29	0	0	0	0	8	183
October 2014	30	4	18	0	0	0	2	8	62
West Carleton									
October 2015	25	2	15	0	0	0	1	0	43
October 2014	27	4	175	0	0	0	2	0	208
Rideau									
October 2015	30	0	0	0	0	0	0	0	30
October 2014	29	0	0	0	0	0	0	0	29
Osgoode									
October 2015	51	0	0	0	0	0	0	0	51
October 2014	80	8	0	0	0	0	0	0	88
Clarence-Rockland City									
October 2015	33	0	0	0	0	0	0	20	53
October 2014	40	2	8	0	0	12	0	0	62
Russell Township									
October 2015	45	16	12	0	0	0	0	0	73
October 2014	26	10	0	0	0	19	0	0	55
Ottawa-Gatineau CMA (Ontario portion)									
October 2015	1,194	102	974	0	0	1,776	30	849	4,925
October 2014	1,118	162	1,226	0	9	3,141	33	440	6,129

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
October 2015	91	12	103	0	0	12	2	25	245
October 2014	145	28	137	0	0	17	0	74	401
Ottawa, Vanier, Rockcliffe									
October 2015	7	10	4	0	0	0	2	25	48
October 2014	11	14	5	0	0	0	0	74	104
Nepean inside greenbelt									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2015	1	2	0	0	0	12	0	0	15
October 2014	65	0	55	0	0	0	0	0	120
Gloucester inside greenbelt									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
October 2015	49	0	42	0	0	0	0	0	91
October 2014	13	12	21	0	0	17	0	0	63
Kanata									
October 2015	14	0	21	0	0	0	0	0	35
October 2014	16	0	10	0	0	0	0	0	26
Cumberland									
October 2015	16	0	36	0	0	0	0	0	52
October 2014	22	0	33	0	0	0	0	0	55
Goulbourn									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	8	0	13	0	0	0	0	0	21
West Carleton									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	2	2	0	0	0	0	0	0	4
Rideau									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	2	0	0	0	0	0	0	0	2
Osgoode									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
October 2015	7	0	0	0	0	0	0	0	7
October 2014	15	0	7	0	0	0	0	0	22
Russell Township									
October 2015	17	2	0	0	0	30	0	0	49
October 2014	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
October 2015	115	14	103	0	0	42	2	25	301
October 2014	167	28	144	0	0	17	0	74	430

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
October 2015	87	34	178	0	2	522	n/a	n/a	823
October 2014	66	32	80	0	0	254	n/a	n/a	432
Ottawa, Vanier, Rockcliffe									
October 2015	3	14	4	0	2	439	n/a	n/a	462
October 2014	4	22	3	0	0	108	n/a	n/a	137
Nepean inside greenbelt									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
October 2015	13	11	71	0	0	22	n/a	n/a	117
October 2014	13	3	38	0	0	25	n/a	n/a	79
Gloucester inside greenbelt									
October 2015	0	0	0	0	0	25	n/a	n/a	25
October 2014	0	0	0	0	0	12	n/a	n/a	12
Gloucester outside greenbelt									
October 2015	32	0	51	0	0	28	n/a	n/a	111
October 2014	10	1	27	0	0	27	n/a	n/a	65
Kanata									
October 2015	26	3	29	0	0	3	n/a	n/a	61
October 2014	24	3	7	0	0	0	n/a	n/a	34
Cumberland									
October 2015	4	0	18	0	0	3	n/a	n/a	25
October 2014	6	0	0	0	0	76	n/a	n/a	82
Goulbourn									
October 2015	9	3	5	0	0	2	n/a	n/a	19
October 2014	8	0	4	0	0	6	n/a	n/a	18
West Carleton									
October 2015	0	1	0	0	0	0	n/a	n/a	1
October 2014	0	3	1	0	0	0	n/a	n/a	4
Rideau									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
October 2015	0	2	0	0	0	0	n/a	n/a	2
October 2014	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
October 2015	4	0	0	0	0	0	n/a	n/a	4
October 2014	3	0	1	0	0	0	n/a	n/a	4
Russell Township									
October 2015	9	1	0	0	0	17	n/a	n/a	27
October 2014	3	1	0	0	0	0	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
October 2015	100	35	178	0	2	539	n/a	n/a	854
October 2014	72	33	81	0	0	254	n/a	n/a	440

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
October 2015	81	8	103	0	0	38	n/a	n/a	230
October 2014	138	25	127	0	0	23	n/a	n/a	313
Ottawa, Vanier, Rockcliffe									
October 2015	7	5	2	0	0	28	n/a	n/a	42
October 2014	11	12	5	0	0	1	n/a	n/a	29
Nepean inside greenbelt									
October 2015	2	0	0	0	0	0	n/a	n/a	2
October 2014	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
October 2015	0	2	2	0	0	8	n/a	n/a	12
October 2014	65	0	42	0	0	0	n/a	n/a	107
Gloucester inside greenbelt									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	2	0	0	0	0	0	n/a	n/a	2
Gloucester outside greenbelt									
October 2015	42	0	33	0	0	1	n/a	n/a	76
October 2014	13	11	18	0	0	10	n/a	n/a	52
Kanata									
October 2015	13	1	24	0	0	0	n/a	n/a	38
October 2014	16	0	14	0	0	0	n/a	n/a	30
Cumberland									
October 2015	15	0	42	0	0	1	n/a	n/a	58
October 2014	18	0	37	0	0	12	n/a	n/a	67
Goulbourn									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	4	0	11	0	0	0	n/a	n/a	15
West Carleton									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	2	2	0	0	0	0	n/a	n/a	4
Rideau									
October 2015	1	0	0	0	0	0	n/a	n/a	1
October 2014	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
October 2015	1	0	0	0	0	0	n/a	n/a	1
October 2014	5	0	0	0	0	0	n/a	n/a	5
Clarence-Rockland City									
October 2015	6	0	0	0	0	0	n/a	n/a	6
October 2014	15	0	11	0	0	0	n/a	n/a	26
Russell Township									
October 2015	15	2	0	0	0	14	n/a	n/a	31
October 2014	7	0	0	0	0	0	n/a	n/a	7
Ottawa-Gatineau CMA (Ontario portion)									
October 2015	102	10	103	0	0	52	n/a	n/a	267
October 2014	160	25	138	0	0	23	n/a	n/a	346

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Ottawa City	146	165	4	36	101	141	157	207	408	549	-25.7
Ottawa, Vanier, Rockcliffe	15	10	4	22	9	3	157	147	185	182	1.6
Nepean inside greenbelt	1	1	0	2	0	0	0	0	1	3	-66.7
Nepean outside greenbelt	13	38	0	4	11	60	0	0	24	102	-76.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	28	23	0	0	67	47	0	36	95	106	-10.4
Kanata	34	53	0	0	7	21	0	24	41	98	-58.2
Cumberland	22	12	0	2	3	10	0	0	25	24	4.2
Goulbourn	15	5	0	4	4	0	0	0	19	9	111.1
West Carleton	6	3	0	0	0	0	0	0	6	3	100.0
Rideau	5	5	0	0	0	0	0	0	5	5	0.0
Osgoode	7	15	0	2	0	0	0	0	7	17	-58.8
Clarence-Rockland City	9	3	0	2	0	8	0	0	9	13	-30.8
Russell Township	5	2	2	0	0	0	0	0	7	2	**
Ottawa-Gatineau CMA (Ontario Portion)	160	170	6	38	101	149	157	207	424	564	-24.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	1,329	1,384	123	205	948	1,307	1,154	1,426	3,554	4,322	-17.8
Ottawa, Vanier, Rockcliffe	78	51	68	86	33	26	978	980	1,157	1,143	1.2
Nepean inside greenbelt	33	17	0	2	0	0	0	139	33	158	-79.1
Nepean outside greenbelt	232	387	40	44	330	437	84	91	686	959	-28.5
Gloucester inside greenbelt	0	3	2	0	0	0	0	0	2	3	-33.3
Gloucester outside greenbelt	262	164	6	42	222	273	80	92	570	571	-0.2
Kanata	325	462	4	1	253	240	12	52	594	755	-21.3
Cumberland	149	113	0	8	81	152	0	64	230	337	-31.8
Goulbourn	151	41	0	6	25	10	0	8	176	65	170.8
West Carleton	24	31	3	8	4	169	0	0	31	208	-85.1
Rideau	25	31	0	0	0	0	0	0	25	31	-19.4
Osgoode	50	84	0	8	0	0	0	0	50	92	-45.7
Clarence-Rockland City	62	71	0	2	3	15	20	12	85	100	-15.0
Russell Township	87	58	28	18	12	0	30	19	157	95	65.3
Ottawa-Gatineau CMA (Ontario Portion)	1,478	1,513	151	225	963	1,322	1,204	1,457	3,796	4,517	-16.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Ottawa City	95	141	6	0	12	60	145	147
Ottawa, Vanier, Rockcliffe	3	3	6	0	12	0	145	147
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	11	60	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	67	47	0	0	0	36	0	0
Kanata	7	21	0	0	0	24	0	0
Cumberland	3	10	0	0	0	0	0	0
Goulbourn	4	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	95	149	6	0	12	60	145	147

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	939	1,299	9	8	746	1,146	408	280
Ottawa, Vanier, Rockcliffe	24	18	9	8	570	761	408	219
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	330	437	0	0	84	66	0	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	222	273	0	0	80	92	0	0
Kanata	253	240	0	0	12	24	0	28
Cumberland	81	152	0	0	0	64	0	0
Goulbourn	25	10	0	0	0	0	0	8
West Carleton	4	169	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	15	0	0	0	12	20	0
Russell Township	12	0	0	0	30	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	954	1,314	9	8	776	1,177	428	280

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Ottawa City	243	336	12	60	153	153	408	549
Ottawa, Vanier, Rockcliffe	20	33	12	0	153	149	185	182
Nepean inside greenbelt	1	1	0	0	0	2	1	3
Nepean outside greenbelt	24	102	0	0	0	0	24	102
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	95	70	0	36	0	0	95	106
Kanata	41	74	0	24	0	0	41	98
Cumberland	25	24	0	0	0	0	25	24
Goulbourn	19	7	0	0	0	2	19	9
West Carleton	6	3	0	0	0	0	6	3
Rideau	5	5	0	0	0	0	5	5
Osgoode	7	17	0	0	0	0	7	17
Clarence-Rockland City	9	13	0	0	0	0	9	13
Russell Township	7	2	0	0	0	0	7	2
Ottawa-Gatineau CMA (Ontario Portion)	259	351	12	60	153	153	424	564

Table 2.5: Starts by Submarket and by Intended Market January - October 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	2,360	2,853	746	1,150	448	319	3,554	4,322
Ottawa, Vanier, Rockcliffe	144	129	570	765	443	249	1,157	1,143
Nepean inside greenbelt	33	17	0	139	0	2	33	158
Nepean outside greenbelt	602	868	84	66	0	25	686	959
Gloucester inside greenbelt	2	3	0	0	0	0	2	3
Gloucester outside greenbelt	486	477	80	92	4	2	570	571
Kanata	582	702	12	24	0	29	594	755
Cumberland	230	273	0	64	0	0	230	337
Goulbourn	176	55	0	0	0	10	176	65
West Carleton	30	206	0	0	1	2	31	208
Rideau	25	31	0	0	0	0	25	31
Osgoode	50	92	0	0	0	0	50	92
Clarence-Rockland City	65	88	0	12	20	0	85	100
Russell Township	125	76	30	19	2	0	157	95
Ottawa-Gatineau CMA (Ontario Portion)	2,550	3,017	776	1,181	470	319	3,796	4,517

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Ottawa City	91	145	14	28	103	137	37	91	245	401	-38.9
Ottawa, Vanier, Rockcliffe	7	11	12	14	4	5	25	74	48	104	-53.8
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	1	65	2	0	0	55	12	0	15	120	-87.5
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	49	13	0	12	42	21	0	17	91	63	44.4
Kanata	14	16	0	0	21	10	0	0	35	26	34.6
Cumberland	16	22	0	0	36	33	0	0	52	55	-5.5
Goulbourn	0	8	0	0	0	13	0	0	0	21	-100.0
West Carleton	0	2	0	2	0	0	0	0	0	4	-100.0
Rideau	1	2	0	0	0	0	0	0	1	2	-50.0
Osgoode	1	4	0	0	0	0	0	0	1	4	-75.0
Clarence-Rockland City	7	15	0	0	0	7	0	0	7	22	-68.2
Russell Township	17	7	2	0	0	0	30	0	49	7	**
Ottawa-Gatineau CMA (Ontario Portion)	115	167	16	28	103	144	67	91	301	430	-30.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	1,116	1,334	175	232	1,376	1,226	1,865	2,301	4,532	5,093	-11.0
Ottawa, Vanier, Rockcliffe	56	76	90	86	42	24	1,461	1,354	1,649	1,540	7.1
Nepean inside greenbelt	14	12	2	4	0	0	0	0	16	16	0.0
Nepean outside greenbelt	244	390	32	54	461	362	56	265	793	1,071	-26.0
Gloucester inside greenbelt	2	6	0	0	0	0	22	22	24	28	-14.3
Gloucester outside greenbelt	223	166	6	44	262	296	125	137	616	643	-4.2
Kanata	352	392	9	30	281	317	201	248	843	987	-14.6
Cumberland	93	105	18	8	170	149	0	233	281	495	-43.2
Goulbourn	30	63	6	0	14	36	0	42	50	141	-64.5
West Carleton	18	40	8	6	146	42	0	0	172	88	95.5
Rideau	20	26	0	0	0	0	0	0	20	26	-23.1
Osgoode	64	58	4	0	0	0	0	0	68	58	17.2
Clarence-Rockland City	71	74	2	4	11	43	12	0	96	121	-20.7
Russell Township	69	61	12	32	0	0	49	0	130	93	39.8
Ottawa-Gatineau CMA (Ontario Portion)	1,256	1,469	189	268	1,387	1,269	1,926	2,301	4,758	5,307	-10.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Ottawa City	103	137	0	0	12	17	25	74
Ottawa, Vanier, Rockcliffe	4	5	0	0	0	0	25	74
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	55	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	21	0	0	0	17	0	0
Kanata	21	10	0	0	0	0	0	0
Cumberland	36	33	0	0	0	0	0	0
Goulbourn	0	13	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	7	0	0	0	0	0	0
Russell Township	0	0	0	0	30	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	103	144	0	0	42	17	25	74

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,373	1,226	3	0	1,579	1,641	286	660
Ottawa, Vanier, Rockcliffe	39	24	3	0	1,389	1,077	72	277
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	461	362	0	0	31	141	25	124
Gloucester inside greenbelt	0	0	0	0	22	22	0	0
Gloucester outside greenbelt	262	296	0	0	125	99	0	38
Kanata	281	317	0	0	12	96	189	152
Cumberland	170	149	0	0	0	192	0	41
Goulbourn	14	36	0	0	0	14	0	28
West Carleton	146	42	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	11	43	0	0	12	0	0	0
Russell Township	0	0	0	0	49	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,384	1,269	3	0	1,640	1,641	286	660

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Ottawa City	206	310	12	17	27	74	245	401
Ottawa, Vanier, Rockcliffe	21	30	0	0	27	74	48	104
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	3	120	12	0	0	0	15	120
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	91	46	0	17	0	0	91	63
Kanata	35	26	0	0	0	0	35	26
Cumberland	52	55	0	0	0	0	52	55
Goulbourn	0	21	0	0	0	0	0	21
West Carleton	0	4	0	0	0	0	0	4
Rideau	1	2	0	0	0	0	1	2
Osgoode	1	4	0	0	0	0	1	4
Clarence-Rockland City	7	22	0	0	0	0	7	22
Russell Township	19	7	30	0	0	0	49	7
Ottawa-Gatineau CMA (Ontario Portion)	232	339	42	17	27	74	301	430

Table 3.5: Completions by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	2,620	2,778	1,580	1,641	332	674	4,532	5,093
Ottawa, Vanier, Rockcliffe	150	174	1,390	1,077	109	289	1,649	1,540
Nepean inside greenbelt	14	14	0	0	2	2	16	16
Nepean outside greenbelt	737	806	31	141	25	124	793	1,071
Gloucester inside greenbelt	2	6	22	22	0	0	24	28
Gloucester outside greenbelt	487	506	125	99	4	38	616	643
Kanata	641	739	12	96	190	152	843	987
Cumberland	281	262	0	192	0	41	281	495
Goulbourn	50	99	0	14	0	28	50	141
West Carleton	170	88	0	0	2	0	172	88
Rideau	20	26	0	0	0	0	20	26
Osgoode	68	58	0	0	0	0	68	58
Clarence-Rockland City	84	121	12	0	0	0	96	121
Russell Township	79	89	49	0	2	4	130	93
Ottawa-Gatineau CMA (Ontario Portion)	2,783	2,988	1,641	1,641	334	678	4,758	5,307

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
October 2015	0	0.0	4	5.6	9	12.5	21	29.2	38	52.8	72	505,000	524,914
October 2014	2	1.7	14	11.6	20	16.5	38	31.4	47	38.8	121	470,000	506,653
Year-to-date 2015	0	0.0	45	4.9	137	14.9	307	33.3	433	47.0	922	495,000	516,886
Year-to-date 2014	3	0.3	62	5.4	187	16.2	347	30.1	552	48.0	1,151	500,000	522,059
Ottawa, Vanier, Rockcliffe													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
October 2014	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	-
Year-to-date 2015	0	0.0	1	4.8	0	0.0	0	0.0	20	95.2	21	-	-
Year-to-date 2014	0	0.0	0	0.0	1	2.1	5	10.4	42	87.5	48	-	-
Nepean inside greenbelt													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Nepean outside greenbelt													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	0.0	11	16.9	12	18.5	20	30.8	22	33.8	65	-	491,085
Year-to-date 2015	0	0.0	14	5.8	27	11.1	69	28.4	133	54.7	243	440,000	500,171
Year-to-date 2014	0	0.0	24	6.2	70	18.2	125	32.5	166	43.1	385	480,000	499,978
Gloucester inside greenbelt													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Gloucester outside greenbelt													
October 2015	0	0.0	0	0.0	5	12.2	16	39.0	20	48.8	41	500,000	502,376
October 2014	0	0.0	0	0.0	0	0.0	7	53.8	6	46.2	13	-	503,567
Year-to-date 2015	0	0.0	5	2.8	19	10.5	79	43.6	78	43.1	181	500,000	513,962
Year-to-date 2014	0	0.0	4	2.4	12	7.1	84	50.0	68	40.5	168	490,000	530,180
Kanata													
October 2015	0	0.0	0	0.0	0	0.0	5	38.5	8	61.5	13	-	-
October 2014	0	0.0	0	0.0	0	0.0	3	21.4	11	78.6	14	-	-
Year-to-date 2015	0	0.0	15	4.4	67	19.5	123	35.8	139	40.4	344	-	532,323
Year-to-date 2014	0	0.0	18	4.8	69	18.5	90	24.2	195	52.4	372	-	498,118
Cumberland													
October 2015	0	0.0	4	30.8	3	23.1	0	0.0	6	46.2	13	-	-
October 2014	2	11.1	3	16.7	8	44.4	4	22.2	1	5.6	18	-	396,206
Year-to-date 2015	0	0.0	9	11.5	22	28.2	23	29.5	24	30.8	78	-	456,216
Year-to-date 2014	2	2.3	15	17.2	30	34.5	29	33.3	11	12.6	87	-	419,996
Goulbourn													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2015	0	0.0	0	0.0	1	5.3	5	26.3	13	68.4	19	-	-
Year-to-date 2014	0	0.0	1	2.4	5	12.2	6	14.6	29	70.7	41	-	548,161

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Rideau													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Osgoode													
October 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
October 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	0.0	1	4.5	1	4.5	7	31.8	13	59.1	22	-	559,330
Year-to-date 2014	1	4.2	0	0.0	0	0.0	8	33.3	15	62.5	24	-	533,900
Clarence-Rockland City													
October 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
October 2014	0	0.0	14	93.3	0	0.0	1	6.7	0	0.0	15	-	336,207
Year-to-date 2015	0	0.0	32	76.2	5	11.9	5	11.9	0	0.0	42	-	363,581
Year-to-date 2014	5	7.9	41	65.1	12	19.0	5	7.9	0	0.0	63	-	341,127
Russell Township													
October 2015	0	0.0	2	18.2	6	54.5	3	27.3	0	0.0	11	-	-
October 2014	0	0.0	6	85.7	0	0.0	1	14.3	0	0.0	7	-	364,029
Year-to-date 2015	0	0.0	35	60.3	11	19.0	11	19.0	1	1.7	58	-	386,731
Year-to-date 2014	0	0.0	28	50.9	21	38.2	6	10.9	0	0.0	55	-	372,544
Ottawa-Gatineau CMA (Ontario portion)													
October 2015	0	0.0	6	7.1	15	17.9	25	29.8	38	45.2	84	480,000	507,915
October 2014	2	1.4	34	23.8	20	14.0	40	28.0	47	32.9	143	460,000	481,793
Year-to-date 2015	0	0.0	112	11.0	153	15.0	323	31.6	434	42.5	1,022	475,000	503,376
Year-to-date 2014	8	0.6	131	10.3	220	17.3	358	28.2	552	43.5	1,269	485,000	513,124

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2015

Submarket	Oct 2015	Oct 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	524,914	506,653	3.6	516,886	522,059	-1.0
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	--	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	--	491,085	n/a	500,171	499,978	0.0
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	502,376	503,567	-0.2	513,962	530,180	-3.1
Kanata	--	--	n/a	532,323	498,118	6.9
Cumberland	--	396,206	n/a	456,216	419,996	8.6
Goulbourn	--	--	n/a	--	548,161	n/a
West Carleton	--	--	n/a	--	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	559,330	--	n/a
Clarence-Rockland City	--	336,207	n/a	363,581	341,127	6.6
Russell Township	--	--	n/a	386,731	372,544	3.8
Ottawa-Gatineau CMA (Ontario Portion)	507,915	481,793	5.4	503,376	513,124	-1.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
October 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	596	-2.3	1,112	2,047	2,605	42.7	348,001	1.3	355,541
	February	881	-4.7	1,126	2,273	2,563	43.9	354,619	1.8	357,096
	March	1,197	1.3	1,134	2,942	2,412	47.0	358,966	-0.1	354,984
	April	1,428	-10.0	1,133	3,488	2,617	43.3	374,232	0.5	359,276
	May	1,802	-0.6	1,187	3,987	2,660	44.6	383,168	3.4	368,235
	June	1,678	4.4	1,197	3,177	2,593	46.2	365,366	1.7	360,098
	July	1,462	8.1	1,234	3,078	2,735	45.1	358,600	-1.0	361,236
	August	1,214	-1.0	1,220	2,444	2,613	46.7	361,730	3.7	364,880
	September	1,144	1.4	1,172	2,723	2,492	47.0	357,753	2.6	363,585
	October	1,136	2.9	1,208	2,399	2,565	47.1	357,887	-1.5	360,804
	November	905	0.3	1,203	1,578	2,521	47.7	358,196	-0.2	359,102
	December	651	5.9	1,167	983	2,743	42.5	349,479	2.2	363,162
2015	January	632	6.0	1,208	2,043	2,632	45.9	349,672	0.5	357,892
	February	862	-2.2	1,117	2,396	2,727	41.0	359,759	1.4	361,966
	March	1,225	2.3	1,174	3,441	2,805	41.9	362,918	1.1	360,326
	April	1,587	11.1	1,245	3,801	2,742	45.4	382,960	2.3	366,413
	May	1,941	7.7	1,308	3,841	2,652	49.3	386,331	0.8	369,664
	June	1,705	1.6	1,165	3,434	2,670	43.6	383,676	5.0	377,302
	July	1,457	-0.3	1,235	3,013	2,696	45.8	369,718	3.1	370,413
	August	1,293	6.5	1,276	2,484	2,645	48.2	354,035	-2.1	358,902
	September	1,255	9.7	1,293	2,759	2,645	48.9	366,145	2.3	370,035
	October	1,172	3.2	1,254	2,127	2,439	51.4	358,950	0.3	363,384
	November									
	December									
	Q3 2014	3,820	3.1		8,245			359,341	1.6	
	Q3 2015	4,005	4.8		8,256			363,535	1.2	
	YTD 2014	12,538	0.0		28,558			364,230	1.3	
	YTD 2015	13,129	4.7		29,339			370,487	1.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2015

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	115.3	123.0	529	6.6	70.0	1,049
	February	595	3.14	5.24	115.4	124.2	527	6.6	69.6	1,047
	March	581	3.14	4.99	115.3	124.7	528	6.7	69.9	1,055
	April	570	3.14	4.79	115.1	125.3	528	7.0	70.0	1,065
	May	570	3.14	4.79	114.9	125.9	533	6.8	70.4	1,069
	June	570	3.14	4.79	114.8	126.3	531	6.9	70.1	1,071
	July	570	3.14	4.79	114.6	125.9	534	6.4	70.1	1,058
	August	570	3.14	4.79	114.7	125.9	533	6.7	70.1	1,051
	September	570	3.14	4.79	114.6	126.1	536	6.7	70.4	1,034
	October	570	3.14	4.79	114.4	126.1	539	6.3	70.4	1,024
	November	570	3.14	4.79	114.3	125.5	540	6.1	70.3	1,018
	December	570	3.14	4.79	114.1	124.7	541	5.9	70.2	1,024
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.8	1,038
	February	567	2.89	4.74	113.8	125.4	534	7.0	69.9	1,041
	March	567	2.89	4.74	113.7	126.2	533	7.1	69.8	1,043
	April	561	2.89	4.64	113.6	126.0	536	6.6	69.8	1,036
	May	561	2.89	4.64	113.6	126.9	534	6.3	69.2	1,041
	June	561	2.89	4.64	113.6	127.4	533	6.1	68.9	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.5	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.4	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.2	68.4	1,032
	October	561	2.89	4.64		126.8	533	6.1	68.6	1,031
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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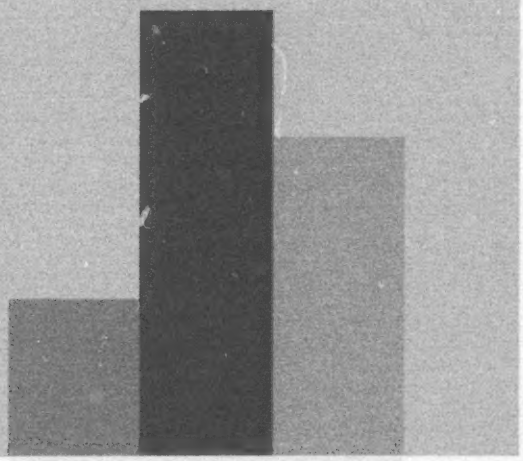

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